





welcome to

Woollcombe Avenue, Plymouth

*** SPACIOUS FAMILY HOME ***

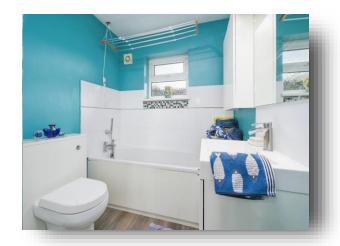
A fantastic opportunity to purchase this THREE BEDROOM, SEMI-DETACHED property with a UTILITY ROOM, a MODERN kitchen, lounge with gas FIREPLACE, CONSERVATORY and level REAR GARDEN. Call Fox & Sons today to arrange this valuation!

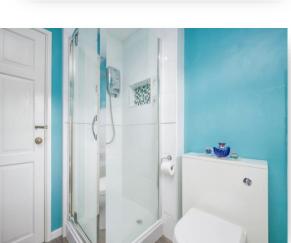












Entrance Hall

Door to kitchen, lounge, utility, radiator and double glazed window to side elevation.

Lounge

11' 8" max x 17' 11" max (3.56m max x 5.46m max) Double glazed window to rear elevation, understair cupboard, door to conservatory and remote controlled gas fireplace.

Conservatory

8' x 12' 9" (2.44m x 3.89m)

Sliding doors to rear garden, radiator and double glazed surround.

Kitchen

11' 3" $\max x$ 11' 10" \max (3.43m $\max x$ 3.61m \max) A modern kitchen with lots of worktop space and units, space for a cooker and dish washer, integrated fridge with double glazed window to front.

Utility Room

6' 4" x 4' (1.93m x 1.22m)

Space for appliances, double glazed obscure window to front elevation, boiler and door to shower room.

Shower Room

Shower cubicle with electric shower, WC, vanity sink, separate bath, towel radiator and double glazed obscure window to rear elevation.

First Floor Landing

Doors to all three rooms and WC, radiator, loft access and double glazed window to side elevation.

Bedroom 1

11' 8" max x 11' 5" max (3.56m max x 3.48m max) Double glazed window to front elevation, radiator and fitted wardrobe.

Bedroom 2

12' 1" max x 9' 11" max (3.68m max x 3.02m max) Double glazed window to rear elevation, radiator, hand wash basin with electric hot water tap.

Bedroom 3

11' 5" max x 6' max (3.48m max x 1.83m max)
Double glazed window to front elevation, radiator and storage cupboard,

Wc

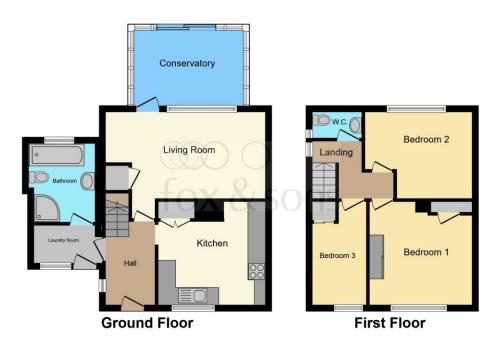
WC, radiator and double glazed obscure window to side elevation.

Front Garden

Dropped kerb access to driveway, with gate and steps down to the front door.

Rear Garden

A level rear garden with plant beds, outdoor shed with power and fence surround and gate to rear leading to a walkway with a stream.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalaent.com





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Woollcombe Avenue, Plymouth

- Three Bedrooms
- Semi-detached
- Driveway
- Side Extension
- Conservatory

Tenure: Freehold EPC Rating: Awaited

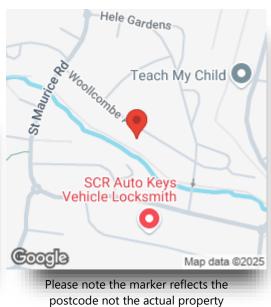
offers in the region of

£230,000









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Property Ref: PYP104215 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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